

# ATTACHMENT

Proposed Changes to Articles 11 and 23-Williamson County Zoning Ordinance regarding Family Subdivisions. Proposed Changes are shown in **Red**.

Add "Family Subdivisions" as a Use Type under the Household Living Use Category in the Residential Use Classification in Table 11.01-1

TABLE 11.01-1: TABLE OF ALLOWED USES																	
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED																	
USE CATEGORY	USE TYPE	A	RF-5	RD-5	H	RP-1	RD-1	SIC	MGA-1	MGA-5	MGA-H	NC	NCMH	AP	840C	ADDITIONAL REQUIREMENTS	
<b>RESIDENTIAL USE CLASSIFICATION</b>																	
Household Living	Congregate Independent Living Centers														S	Section 11.03:(B)(1)	
	Conservation Subdivisions		P	P	P	P	P	P			P				P	Section 11.03:(B)(1) <b>Deleted: P</b>	
	Mobile Homes	P	P	P										P		Section 11.03:(B)(3)	
	Mobile Home Parks													P		Section 11.03:(B)(4)	
	Multi-Family Dwellings				S			S							S	Section 11.03:(B)(5)	
	Retirement Communities														S	Section 11.03:(B)(6)	
	Single-Family Dwellings on Parcels of Record	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Traditional Subdivisions - Major	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
	Traditional Subdivisions - Minor	P	P	P	P	P	P	P	P	P	P	P	P	P		P	
	<b>Family Subdivisions</b>	<b>P</b>	<b>P</b>	<b>P</b>													<b>Section 11.03:(B)(10)</b>

Add “Family Subdivisions” as a Use Type under the Household Living Use Category in the Residential Use Classification in Table 11.01-2

TABLE 11.01-2: TABLE OF ALLOWED USES - VILLAGE DISTRICTS										
P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED										
USE CATEGORY	USE TYPE	V	CGV	GVC1	GVC2	GVC3	GVC4	LFV	TV	ADDITIONAL REQUIREMENTS
<b>RESIDENTIAL USE CLASSIFICATION</b>										
Household Living	Congregate Independent Living Centers					S	S			Section 11.03:(B)(1)
	Conservation Subdivisions									Section 11.03:(B)(2)
	Mobile Homes									Section 11.03:(B)(3)
	Mobile Home Parks									Section 11.03:(B)(4)
	Multi-Family Dwellings	S				S	S			Section 11.03:(B)(5)
	Retirement Communities	S								Section 11.03:(B)(6)
	Single-Family Dwellings on Parcels of Record	P	P	P	P	P	P	P		
	Traditional Subdivisions - Major	P	P	P	S	P	P	P		
	Traditional Subdivisions - Minor	P	P	P	P	P	P	P		
	<b>Family Subdivisions</b>									<b>Section 11.03: (B)(10)</b>

**Add New Section 11.03 (B)(10): Family Subdivisions as follows:**

**(10) FAMILY SUBDIVISIONS**

Family Subdivisions shall comply with the following standards:

- a)** The minimum lot size shall be 1 acre.
- b)** The minimum lot width shall be 130 feet.
- c)** The minimum building setbacks are as follows:
  - i) Front – 30 feet
  - ii) Side – 10 feet
  - iii) Rear – 30 feet
- d)** Lots must take access from a public road or from an easement with a width of at least 50 feet. Such easement shall not provide access to more than 5 lots or parcels including the lot or lots created via the Family Subdivision.
- e)** The number of Family Subdivision lots that may be created are based upon the size of the parcel to be divided as follows:

<b>Size of Parcel To Be Divided</b>	<b>Number of Additional Lots Allowed In Family Subdivision</b>
5 – 9.99 Acres	1
10-14.99 Acres	2
15 – 24.99 Acres	3
25 – 49.99 Acres	4
50 Acres and greater	5

- f)** Both the owner creating the parcel for an immediate family member and the immediate family member receiving the property shall sign an Affidavit on a form generated by the County certifying that the subdivision meets the criteria of this Section.
- g)** The owner of any lot created via a family subdivision shall place a restrictive covenant on the property to prohibit its transfer to a non-immediate family member for a period of 15 years following the subdivision.

Renumber Current Table 11.03-1: Table of Allowed Rural Retreat-Extensive Uses to Table 11.03-2: Table of Allowed Rural Retreat-Extensive Uses:

**TABLE 11.03-2: TABLE OF ALLOWED RURAL RETREAT-EXTENSIVE USES**

**P = PERMITTED S = SPECIAL USE BLANK CELL = PROHIBITED**

Change reference to current Table 11.03-1 to Table 11.03-2 in Article 11, Section 11.03 (D)(5)ix).

Amend Article 23, Section 23.04: Definitions to add the definitions of Family Subdivision and Immediate Family:

**FAMILY SUBDIVISION**

The division of a lot or parcel for the purpose of sale or gift to a member of the immediate family of the property owner, where the lot to be created does not meet the minimum size requirement for the Zoning District in which it is located.

**IMMEDIATE FAMILY**

Any person who is a child by birth or by law, step-child, spouse, sibling, grandchild, grandparent, parent or step-parent.